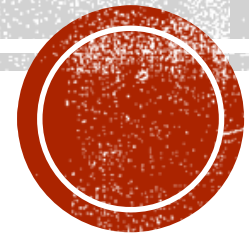


FY2015 TAX RATE AND FINANCIAL REPORT



PROPERTY VALUES ON THE RISE

- Average Single-Family Home value increases **6 percent citywide.**
- Commercial Property values increase 1 percent.
- Much of the value lost during Great Recession now regained.
- Major value increase is a good thing long-term, but typically also means higher share of burden on single-family homes.
- City's stable financial position will allow us to offset major portion of increase.



TAX RATE PROPOSAL

- Residential rate proposed for \$14.60 per \$1,000 of value, a decrease of 20 cents from FY2014.
- Commercial Rate proposed for \$30.28 per \$1,000 of value, a decrease of 95 cents.
- Appropriation of \$3 million from free cash to offset impact of value increases on single-family tax bills.
- Maintains policy of limiting property growth compared to neighbors and similar cities.
- Total Property Tax Levy increases to \$197,812,688, an increase of \$3.5 million plus about \$3.7 million in new growth.
- Average tax bill moves to \$4,884.
- Adjustment saves more than \$100 on tax bills.
- Almost \$500 less than allowed by Proposition 2.5.



Single-Family Home Tax Bills

ALLOWED INCREASE

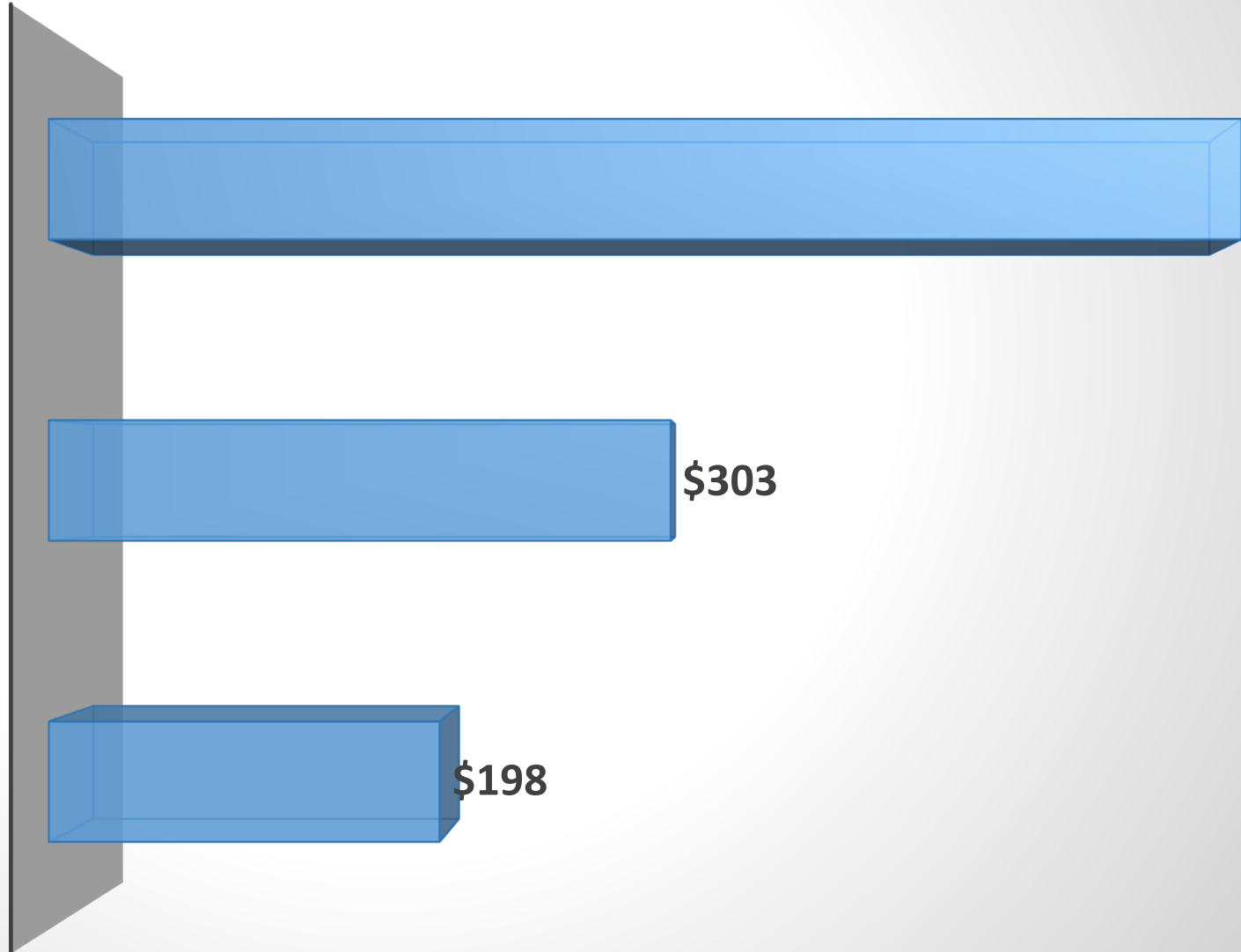
\$685

INCREASE WITHOUT ADJUSTMENT

\$303

PROPOSED INCREASE

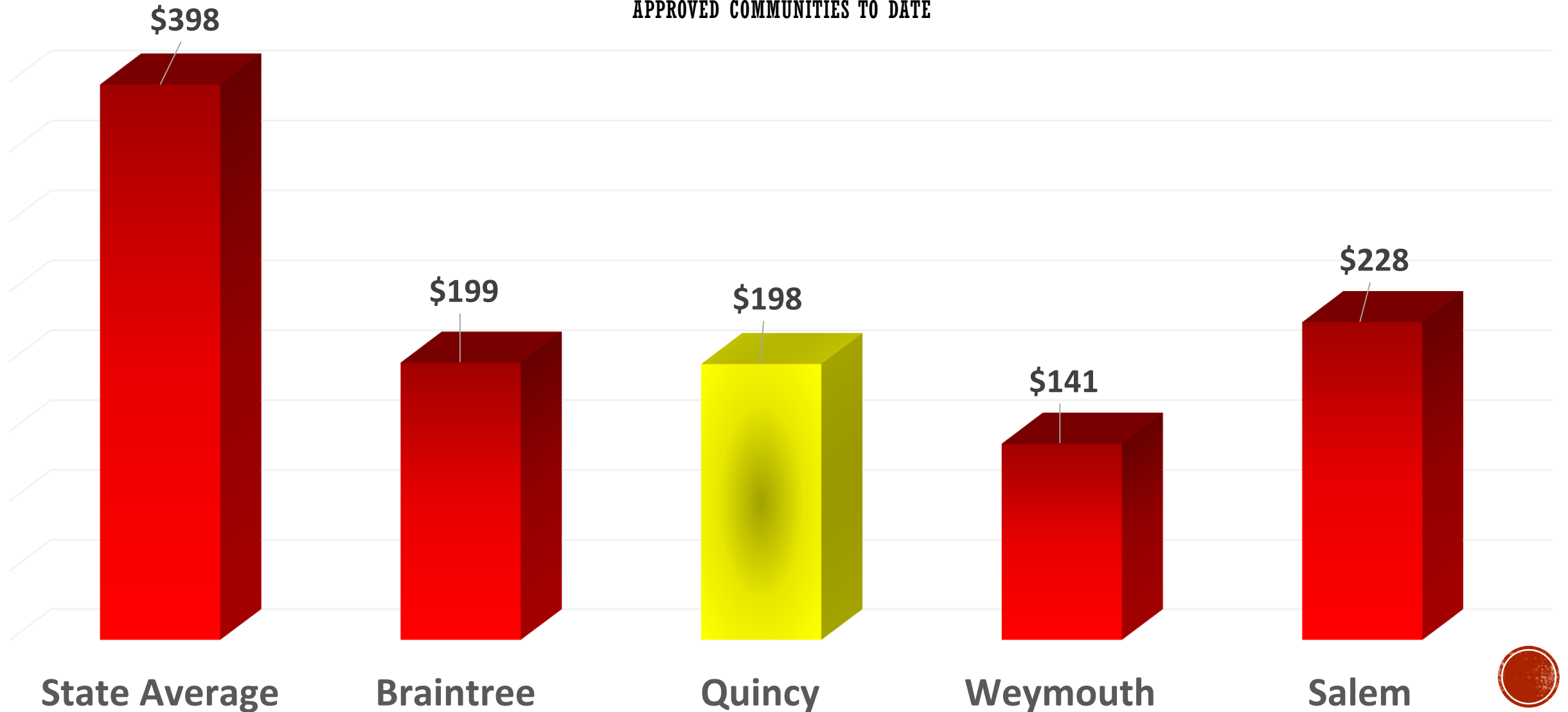
\$198



SINGLE FAMILY TAX BILL INCREASE

FY2015

APPROVED COMMUNITIES TO DATE

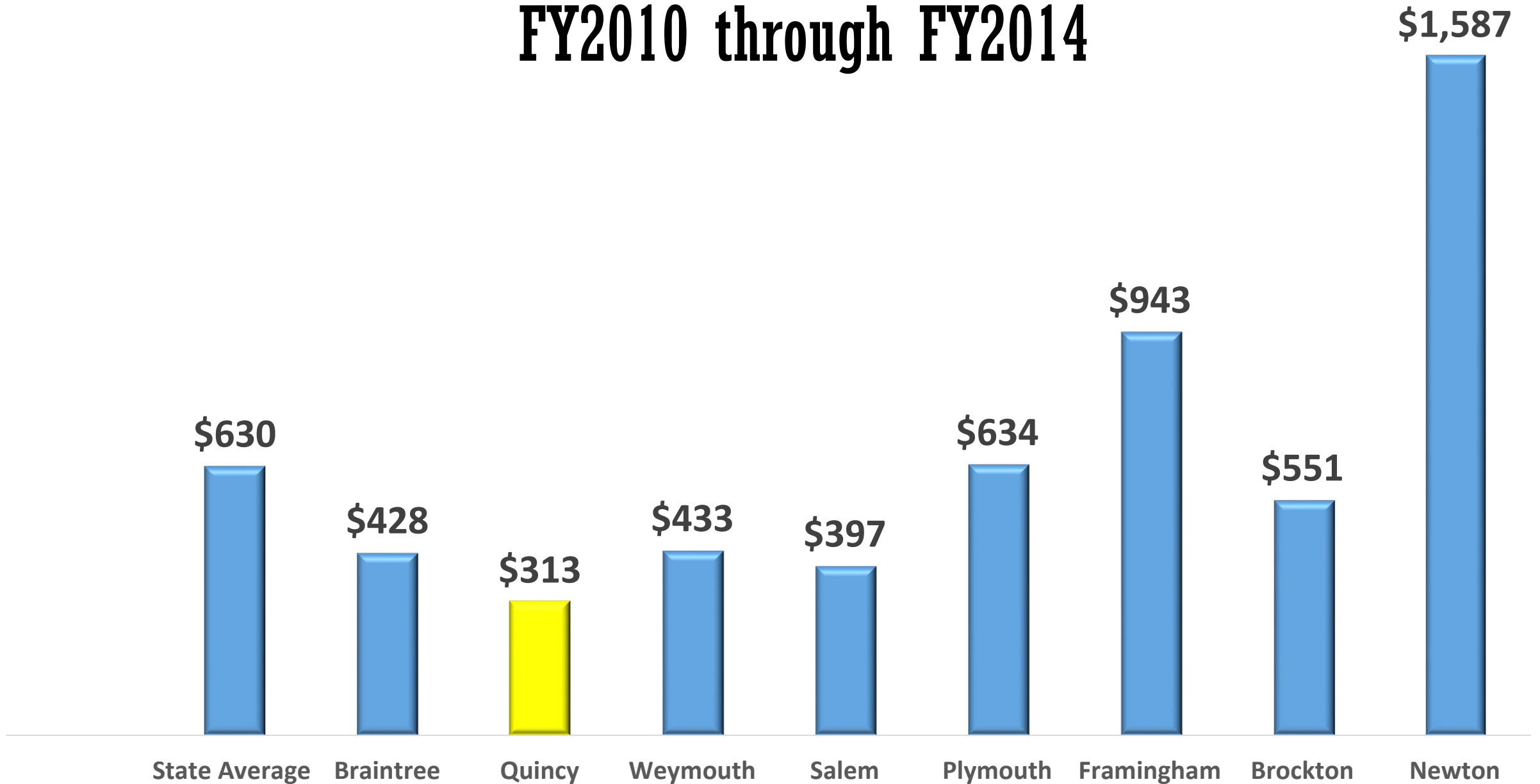


TAX HISTORY

- Tax bill increases have been kept well below the state average over the last 5 years.
- Roughly half the dollar value of the state average.
- Lower than most neighboring communities and similar cities.



Average Single Family Tax Increase FY2010 through FY2014

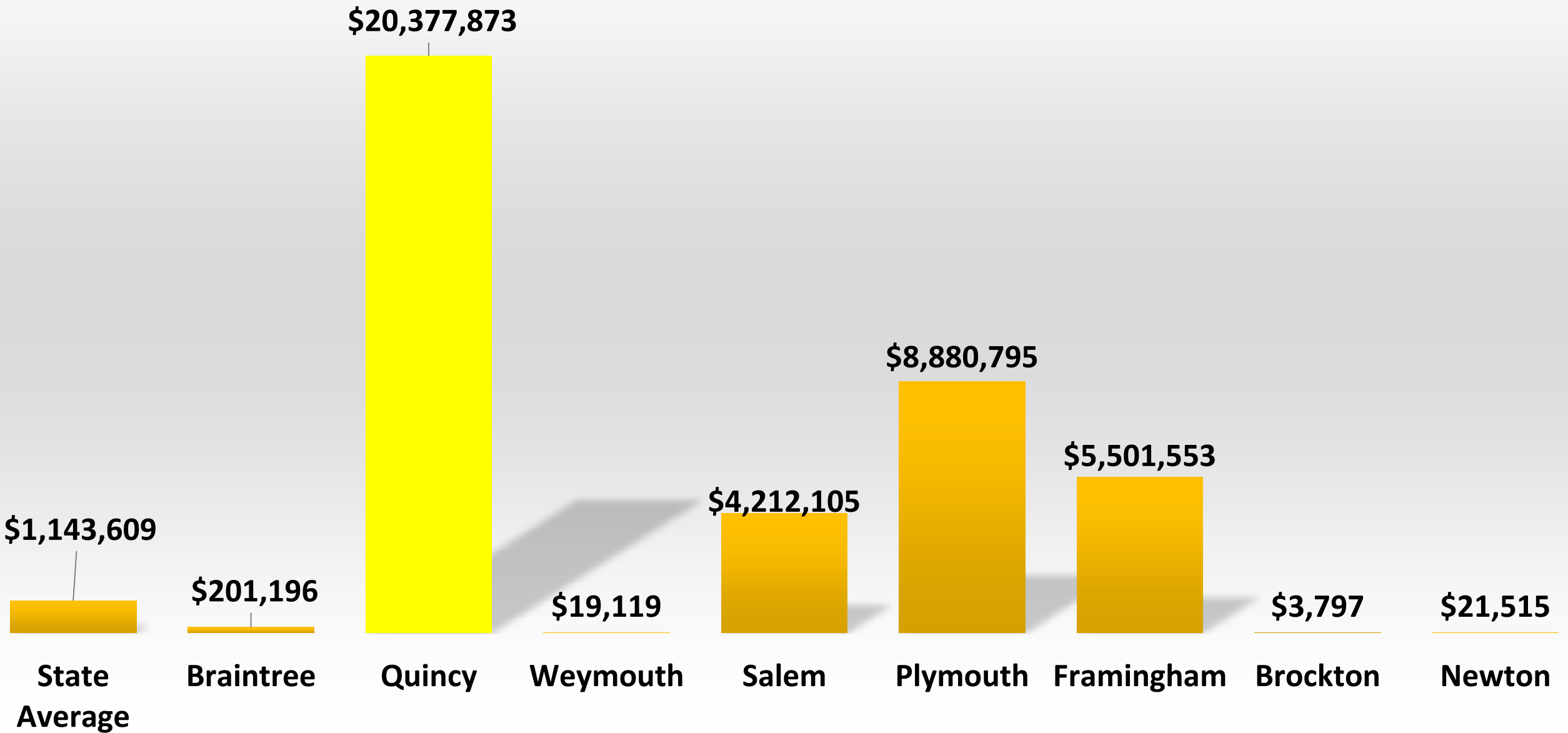


LEAVING MILLIONS ON THE TABLE

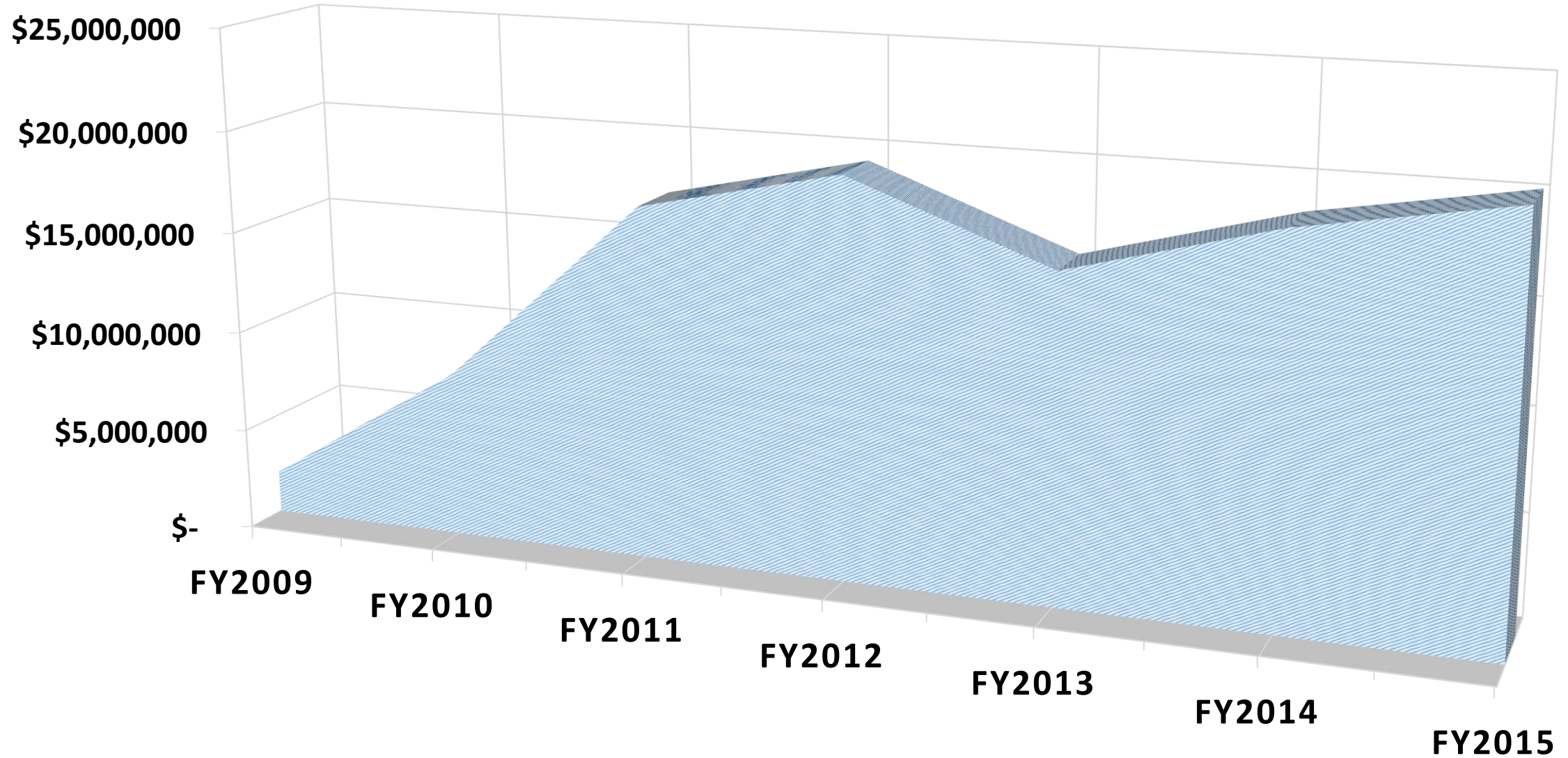
- Excess Levy Capacity is the state's term for the amount of money a city or town is below the legally allowed tax limit, called Proposition 2.5.
- Most cities and towns go very close to the limit, or even try to exceed it seeking voter-approved overrides of Proposition 2.5
 - For example, recent overrides in Scituate and Holbrook will add hundreds of dollars to the tax bills of individual homeowners.
- The state average for excess levy capacity is about \$1 million.
- After this tax rate is set, Quincy will have more than **\$20 million in excess capacity.**
- By way of additional example, the City of Boston, with a total tax levy of \$1.8 billion has \$190,000 in excess levy capacity.



Excess Levy Capacity



TOTAL EXCESS LEVY CAPACITY FY2009 TO FY2015



CONTINUING TO BUILD STRENGTH

- About \$6 million in additional Free Cash – which is revenue collected beyond expectations – will be put toward the City's stabilization account and other financial policy objectives, such as the OPEB reserve, the Inclement Weather Account, and mid-year spending needs.
- Allocation will bring the City's total stabilization funding to \$10 million, it's highest amount in years.
- Wall Street has recognized the City's strong financial position with bond rating upgrade to AA+

